

In re:
Leslie Klein
Debtor

Case No. 23-10990-SK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Nov 17, 2023

User: admin
Form ID: pdf042

Page 1 of 4
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 19, 2023:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 19, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 17, 2023 at the address(es) listed below:

Name	Email Address
Alan G Tippie	on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com
Alex M Weingarten	on behalf of Creditor Jeffrey Winter aweingarten@willkie.com lcarter@willkie.com
Alex M Weingarten	on behalf of Interested Party Courtesy NEF aweingarten@willkie.com lcarter@willkie.com
Baruch C Cohen	on behalf of Plaintiff David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	

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Baruch C Cohen

on behalf of Plaintiff Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com

Bradley D. Sharp (TR)

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Christopher M McDermott

on behalf of Creditor U.S. Bank National Association as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series ch11ecf@aldridgepite.com, CMM@ecf.inforuptcy.com;cmcdermott@aldridgepite.com

Clarisse Young

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Clarisse Young

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Clarisse Young

on behalf of Plaintiff Adi Vendrigger youngshumaker@smcounsel.com levern@smcounsel.com

Dane W Exnowski

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Eric J Olson

on behalf of Attorney ERIC J OLSON eric@ejolsonlaw.com

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on behalf of Creditor U.S. Bank N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2 jward@attleseystorm.com, ezhang@attleseystorm.com

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Joshua L Scheer

on behalf of Creditor Ajax Mortgage Loan Trust 2021-D Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com

Kenneth Miskin

on behalf of U.S. Trustee United States Trustee (LA) Kenneth.M.Miskin@usdoj.gov

Kirsten Martinez

on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for J.P. Morgan Mortgage Acquisition Corp Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com

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TOTAL: 72

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7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re
12 LESLIE KLEIN,
13 Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION AND
AUTHORIZING (1) SALE OF REAL
PROPERTY COMMONLY KNOWN AS
3752 OCEAN DRIVE, OXNARD,
CALIFORNIA, FREE AND CLEAR OF
ALL LIENS, CLAIMS AND
ENCUMBRANCES PURSUANT TO 11
U.S.C. §§ 363(b) AND (f); AND (2)
PAYMENT OF REAL ESTATE
BROKERS' COMMISSION AND SALE
RELATED EXPENSES**

[3752 Ocean Drive, Oxnard, California]

Date: November 15, 2023
Time: 9:00 a.m.
Crtrm.: 1575

Judge: Hon. Sandra R. Klein

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1 A hearing was held on November 15, 2023, at 9:00 a.m., before the Honorable Sandra R.
2 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575
3 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Authorizing*
4 *(1) Sale of Real Property Commonly Known as 3752 Ocean Drive, Oxnard, California, Free and*
5 *Clear of All Liens, Claims and Encumbrances Pursuant to 11 U.S.C. §§ 363(b) and (f); And (2)*
6 *Payment of Real Estate Brokers' Commission and Sale Related Expenses* [Docket No. 452] (the
7 "Motion")¹, filed by Bradley D. Sharp, the duly appointed, authorized and acting chapter 11
8 trustee (the "Trustee") in the above-captioned bankruptcy case. Appearances were made as noted
9 on the record.

10 The Court having read and considered the Motion and all papers filed in support thereof, as
11 well as the position statement filed by U.S. Bank [Docket No. 462], and, following the auction
12 conducted during a recess via zoom, having found that the Successful Bid and the Back-Up Bid
13 (each as defined below) are the "highest and best" bids received with respect to the proposed sale,
14 and that each of the Successful Bidder and the Back-Up Bidder are entitled to "good faith"
15 protection in accordance with 11 U.S.C. §363(m), and having found that the holders of any and all
16 liens, claims and encumbrances to be sold "free and clear" of will be paid in full from the proceeds
17 of the sale or have consented to the proposed sale, and with good cause shown,

18 IT IS HEREBY ORDERED:

- 19 1. The Motion is GRANTED.
- 20 2. The Trustee is authorized to sell pursuant to 11 U.S.C. §363(b) the real property
21 commonly known as 3752 Ocean Drive, Oxnard, California and assigned APN: 206-0-252-290,
22 legally described as Lot 20, Block E, of Hollywood Beach Tract, in the County of Ventura, State
23 of California, as per Map recorded in Book 13 Page 2 of Maps, in the Office of the County
24 Recorder of said County (the "Oxnard Property"), as further set forth herein.

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28 ¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

1 3. The bid from Pavel Sterin or his designated nominee (the “Successful Bidder”), in
2 the amount of \$2,160,000.00, is approved as the winning bid (the “Successful Bid”). The
3 Successful Bid is the “highest and best” offer the Trustee has received for the Oxnard Property.

4 4. The bid from Robert Crown (the “Back-Up Bidder”) in the amount of
5 \$2,150,000.00, is approved as the back-up bid (the “Back-Up Bid”). The Back-Up Bid is the
6 second “highest and best” offer the Trustee has received for the Oxnard Property.

7 5. Each of the Successful Bidder and Back-Up Bidder are deemed a “good faith
8 purchaser” pursuant to 11 U.S.C. § 363(m).

9 6. The Oxnard Property shall be sold “as is,” “where is,” “with all faults,” and without
10 warranty or recourse, pursuant to 11 U.S.C. §363(b).

11 7. The Oxnard Property shall be sold free and clear of the following liens, claims,
12 encumbrances or other interests, pursuant to 11 U.S.C. §363(f), as the holders of such liens,
13 claims, encumbrances or other interests shall be paid from the proceeds of the sale or have
14 consented to the sale and the recordation of this order with the Ventura County Recorder shall
15 constitute a discharge, termination, and cancellation as to the Oxnard Property of all such liens,
16 claims, encumbrances, or other interests, without the need for their reconveyance or release:

17 a. A deed of trust, recorded on May 24, 2005, as Instrument No. 20050524-
18 0125088 in the Ventura County Recorder’s Office, in favor of Mortgage Electronic Registration
19 Systems, Inc., as nominee for Countrywide Home Loans, Inc. having been assigned of record to
20 U. S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National
21 Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through
22 Certificates, Series 2005-F, by assignment recorded on April 28, 2023, as Instrument No.
23 2023000029877 in the Ventura County Recorder’s Office (the “First Trust Deed”);

24 b. A deed of trust, recorded on May 24, 2005, as Instrument No. 20050524-
25 0125089 in the Ventura County Recorder’s Office, in favor of Mortgage Electronic Registration
26 Systems, Inc., as nominee for Countrywide Home Loan [sic], Inc. having been assigned of record
27 to Citizens Bank, N.A., by assignment recorded on December 14, 2022, as Instrument No.
28 2022000115856 in the Ventura County Recorder’s Office (the “Second Trust Deed”); and

1 c. An abstract of judgement, originally recorded on December 16, 2022, as
2 Instrument No. 2022000116414 in the Ventura County Recorder's Office, and modified by an
3 instrument recorded on January 12, 2023, as Instrument No. 2023000002104 in the Ventura
4 County Recorder's Office, in favor of Joseph Vago et al (the "Vago Abstract").


5 8. The Trustee shall pay through escrow: (a) all undisputed amounts owed on the First
6 Trust Deed and the Second Trust Deed; (b) all outstanding real property taxes due and owing to
7 the Ventura County Treasurer - Tax Collector upon closing of the Sale; and (c) broker
8 commissions and expenses not to exceed \$3,254.72, escrow fees, title insurance premiums and
9 other ordinary and typical closing costs and expenses payable by a seller.

10 9. Any liens, claims or encumbrances on the Oxnard Property not otherwise paid off
11 shall have the same validity, priority, and scope with respect to the sale proceeds as such liens,
12 claims or encumbrances had against the Oxnard Property as of the petition date, subject to any and
13 all of the Trustee's rights to object to, dispute, or subordinate such liens, claims or encumbrances.

14 10. The 14-day stay under Bankruptcy Rule 6004(h) is waived.

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23 Date: November 17, 2023


Sandra R. Klein
United States Bankruptcy Judge